



## CASE STUDY

## ENVIRONMENTAL LANDS

# Phase I/II Environmental Site Assessment Record of Site Condition

### OVERVIEW

CM3 Environmental (CM3) was engaged to file a Record of Site Condition (RSC) for a vacant former industrial property in Braeside, Ontario. The RSC was a necessary step in obtaining municipal approval for rezoning the site for residential development. Through comprehensive environmental assessments and strategic site investigations, CM3 successfully navigated regulatory requirements, culminating in the RSC's acceptance by the Ontario Ministry of Environment, Conservation and Parks (MECP) on July 10, 2024.



### KEY CHALLENGES

The project presented several challenges, including ensuring compliance with Ontario Regulation 153/04 for site condition standards and addressing five Areas of Potential Environmental Concern (APECs) identified in a prior Phase I Environmental Site Assessment (ESA). Additionally, assessing and mitigating potential contamination risks from both on-site and off-site sources posed complexities, as did conducting supplemental groundwater and soil sampling to support the RSC filing.



## OUR APPROACH

CM3 adopted a methodical approach to site assessment and regulatory compliance. A Phase II ESA was conducted in March 2023 to investigate the APECs identified in the May 2022 Phase I ESA. CM3 then prepared a comprehensive Conceptual Site Model (CSM) in line with Ontario Regulation 153/04, ensuring all required elements were included. Supplemental groundwater monitoring and soil sampling were performed to validate environmental conditions. By leveraging hydrogeological analysis and findings from the Phase II ESA, CM3 successfully excluded an off-site potentially contaminating activity (PCA) from the assessment scope. All soil and groundwater samples met the required Table 6 site condition standards (SCS) under O.Reg 153/04, confirming the site's suitability for residential development.

## RECOMMENDATIONS

For successful environmental site assessments and regulatory compliance, CM3 recommends engaging qualified environmental consultants early in the rezoning process. Conducting thorough site investigations is crucial to identifying and mitigating potential environmental risks. Utilizing hydrogeological expertise can refine the scope of assessment and reduce unnecessary remediation efforts. Adhering to Ontario's regulatory framework ensures a seamless RSC approval process, minimizing delays and unforeseen challenges.

**CM3 Environmental specializes in environmental site assessments and regulatory compliance solutions.**

Whether you need support with RSC filings, contamination assessments, or environmental due diligence, our team is here to help. Contact us today to discuss your project needs and ensure a smooth path to site redevelopment.

**CONTACT US TODAY**